

WARRANT

**ANNUAL
TOWN MEETING**

**TUESDAY, MAY 27, 2008
7:00 P.M.**

**Randolph High School Auditorium
70 Memorial Parkway
Randolph, MA 02368**

MODERATOR
Kevin M. Reilly

BOARD OF SELECTMEN
Paul J. Connors, Chairman
James F. Burgess, Jr., Vice Chairman & Clerk
William Alexopoulos
Maureen C. Kenney
Paul K. Fernandes

FINANCE COMMITTEE
Arthur Goldstein, Chairman
James K. Burke, Vice Chairman
Eugene Solon
Catherine Andrews
Andrew Azer
Gerald P. Good
Jack Smolokoff
Lisa Berch

Warrant is available on-line at
www.randolph-ma.gov
Public Notices

**ANNUAL TOWN MEETING
MAY 27, 2008**

Commonwealth of Massachusetts

Norfolk, ss.

To any of the Constables of the Town of Randolph in the County:

In the name of the Commonwealth of Massachusetts, you are directed to notify and warn the inhabitants qualified to vote on Town Affairs to meet in the Randolph High School Auditorium, Memorial Parkway, in said Randolph, on **Tuesday, the 27th day of May, 2008 at 7:00 o'clock in the evening**, and you are directed to serve this Warrant by posting attested copies there at the Town Hall, at the Town Clerk's office, at the Post Office and at eight other public places in the Town, including one public place in each precinct, seven days at least before the day and hour of holding said meeting, and then and there to act on the following articles:

ARTICLE 1

To adopt certain rules and procedures to govern the conduct of the 2008 Annual Town Meeting, or take any other action related thereto.

As petitioned for by the Board of Selectmen for the Town Moderator.

ARTICLE 2

To hear and act on the reports from the 2007 Annual Town Report, or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 3

To hear and act and choose any committee, or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 4

To see if the Town will authorize the Board of Assessors to appoint one of their members to another office or position under their control in accordance with the provisions of G.L. Chapter 268A, Section 21A, or take any other action related thereto.

As petitioned for by Joseph W. Galvam and others.

ARTICLE 5

To see if the Town will vote to request the Town's Representatives to the General Court to seek enactment for a Home Rule Charter 2008 for the Town of Randolph in the form on file with the office of the Town Clerk, or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 5 – continued

TOWN OF RANDOLPH

Form of Government: MAYOR – TOWN COUNCIL

ELECTED OFFICIALS

Mayor
Town Council (9)
School Committee (6 + mayor)
Stetson Trustees (3)

Legislative Body

Town Council (9)
- elected, two year term
- 5 from wards, 4 at large
- quorum = 5 members

Chief Executive

Mayor
- elected, four year term

Council Elects

Town Clerk
(Clerk may also serve as clerk of town council)
Town Auditor
President and Vice-president of council

Mayor Appoints (see Note 1)

All city officers, department heads, and members of multiple-member bodies except those otherwise provided for or those serving under the direction of the School Committee and Town Council.

ADMINISTRATIVE ORGANIZATION

1. Mayor may propose plans of organization/reorganization to consolidate or abolish town agencies, in whole or in part, establish new town agencies. Mayor's plan must explain expected benefits of proposed reorganization. Town Council holds public hearing. Council must vote within 60 days to disapprove the plan in its entirety; otherwise, plan takes effect.
2. The following departments are established with directors appointed by the mayor: Department of Municipal Finance (director may serve as treasurer, collector or treasurer-collector), Department of Public Works, Department of Planning and Development. Department of Human Resources, and Department of Municipal Licenses and Inspections (coordinate all licensing and inspection functions of the town).
3. Establishes Board of Licensing Commissioners comprised of the Town Clerk, Inspector of Buildings, Director of Public Health, Fire Chief and Police Chief. Town Clerk serves as chair. Issues licenses for inn holders, common victuallers, and alcoholic beverage sales.

PROCEDURE FOR ADOPTING BUDGET

1. After publication of summary, public hearing and adoption, School Committee submits proposed budget to the Mayor.
2. Mayor submits proposed operating budget with budget message and supporting documentation to the Council. Summary published. Budget message outlines financial policies, major variations from prior year, summary of town's debt position, and expected revenues and expenditures.
3. Council holds public hearing, in the form of a Town Meeting. Council president presides.
4. Council may delete or decrease any amounts except debt service, and those required by law.
5. Within 90 days of receipt of budget, council must adopt budget with or without amendments.

OTHER

FEATURES

- Preliminary Election
- Initiative
- Allotment schedule mandated; all departments must provide schedule to chief financial officer; Mayor has authority to waive or enforce allotment (personnel expenses only).
- Department head personally liable for spending in excess of appropriation, except in situation of a health/safety emergency.
- Referendum
- Recall
- Annual Report
- Capital Improvement Program

Note 1: Appointments by Mayor or board members, officers, and department heads effective on the 30th day following notice to the council, unless council votes to reject or sooner votes to affirm the appointment. Rejection requires 2/3 vote of council (eight (8) votes).

ARTICLE 5 - continued

TOWN OF RANDOLPH

Form of Government: TOWN MANAGER - TOWN COUNCIL

ELECTED OFFICIALS

Town Council (9) - 5 from districts, 4 at-large
School Committee - 6 elected at-large and Council President
Stetson Trustees (3)

LEGISLATIVE BODY

Town Council
- elected, 5 from districts, 4 at-large, 2-year term

Council President Appoints

Town Auditor
Clerk of Council

CHIEF EXECUTIVE

Town Manager
- chosen by council, indefinite term

Town Manager Appoints

All offices, department heads, subordinates, employees, and appointed multiple-member bodies for whom no other method of selection is provided. (Town Manager's appointments deemed approved within 15 days of submission if no action is taken by the council.)

ADMINISTRATIVE ORGANIZATION

1. Town Council may reorganize, consolidate, or abolish any existing town agency, in whole or in part, establish new town agencies, and prescribe the functions of any town agency by ordinance.
2. Town Manager may submit reorganization plans to council; requires public hearing.
3. Town Manager is the Chief Administrative Officer of the Town.
4. Town Manager negotiates all employee contracts.

PROCEDURE FOR ADOPTING BUDGET

1. Town Manager prepares and submits five year capital outlay program three months prior to submission of operating budget.
2. Town Manager prepares the proposed budget for all town agencies, in fiscal terms and by work program, and submits to the town council. Deadline is April 1st of each year.
3. Town council holds public hearing.
4. Town council adopts budget, with or without amendments, within 60 days.

OTHER FEATURES

- Free petition
- Initiative
- Capital Improvement Program
- Conflict of Interest Requirement - Town Council Members cannot be appointed to compensated positions or town employment for one year following the date of termination of service to Town Council
- Conflict of Interest Requirement - No person can be elected to two elected bodies at the same time
- Recall Provision
- Referendum
- Annual Report

ARTICLE 5 – continued

TOWN OF RANDOLPH

Form of Government: TOWN MANAGER – SELECTMEN – REPRESENTATIVE TOWN MEETING

REPRESENTATIVE TOWN MEETING:

- a) 120 members (quorum – 61 members)
- b) 12 members elected from 10 precincts
- c) 3 year term (1/3 of the membership elected each year)
- d) Forfeiture of office (attendance policy)

ELECTED OFFICIALS	SELECTMEN APPOINT	TOWN MANAGER APPOINTS
Board of Selectmen (5)	Town Manager (Note 1)	All offices, department heads, subordinates, employees, and appointed multiple-member bodies for whom no other method of selection is provided. (Town Manager's appointments deemed approved within 15 days of submission if no action is taken by the Selectmen)
School Committee (5)	Town Counsel	
Moderator (1)	Town Accountant	
Stetson Trustees (3)	Registrars of Voters	

ADMINISTRATIVE ORGANIZATION

1. Town Manager, upon approval of the selectmen, may reorganize, create, consolidate, or abolish committees, commissions, offices, departments, or agencies under the Town Manager's supervision, in whole or in part. May establish new entities as deemed necessary and transfer powers and duties among them.
2. Daily administration of town affairs shall be the exclusive responsibility of the Town Manager.
3. Town Manager is Chief Administrative Officer.
4. Town Manager negotiates all employee contracts.

PROCEDURE FOR ADOPTING BUDGET

1. Board of Selectmen and School Committee review Town's financial condition in order to develop budget policies. Finance Committee participates in advisory capacity. Town Manager and School Superintendent jointly adopt guidelines consistent with policies developed.
2. School Committee submits proposed budget to Town Manager 14 days prior to Town Manager submitting proposed budget to the Finance Committee.
3. Town Manager submits budget message and budget, in fiscal terms and by work program, for all town agencies to Finance Committee before February 1st.
4. Finance Committee holds public hearing; prepares recommendations.
5. Budget presented to Town Meeting for adoption.

OTHER FEATURES		
	• Two Town Meetings – April & October	• Referendum
	• Capital Improvement Program	• Recall
	• Five year financial forecast prepared by Town Manager and submitted to Finance Committee; also available to the public.	• Annual Report
	• Conflict of Interest Requirement – Selectmen cannot be appointed to compensated positions or town employment for one year following the date of termination of service to the Board of Selectmen.	
	• Conflict of Interest Requirement – No person can be elected to two elected bodies at the same time.	

Note 1: Upon recommendation of screening committee; 4/5 vote required to appoint.

ARTICLE 6

To see if the Town will vote to amend Section 166-8 of the Town's Bylaws by adding after the word "below" the following:

"and in connection with or related to such removal or the provision of underground replacement facilities, shall install all underground construction and conduits, conductors and associated equipment necessary to provide and receive utility service between the service facilities in the building or structure being served and that portion of the conduits, conductors and associated equipment required to be furnished by it under its applicable rules, regulations and tariffs", and to take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 7

To see if the town will vote to amend Chapter 79-4, Section K, by deleting the current wording:

Chapter 79-4 (K): The owner of any dog found by the Animal Control Officer or Police Department to be unleashed or unsecured and have bitten or attacked a person or another domesticated animal shall be subject to fines set forth in G.L. Chapter 140, section 173A.

and replacing it with the following:

Chapter 79-4 (K): The owner of any dog found by the Animal Control Officer or Police Department to be unleashed or unsecured and have bitten or attacked a person or another domesticated animal shall be subject to a fine as follows:
\$50 for each offense.

As petitioned for by the Board of Selectmen for the Animal Welfare Committee.

ARTICLE 8

To see if the Town will vote to amend the Zoning By-Laws by adding the following new section 200-16.2 to Section III

GREAT POND COMMERCE CENTER SMART GROWTH OVERLAY DISTRICT (GPCCSGOD) (40R)

A. PURPOSE OF DISTRICT

The purpose of the Great Pond Commerce Center Smart Growth Overlay District is encourage smart growth in accordance with the purposes of G. L. Chapter 40R, and to foster a range of housing opportunities along with a mixed-use development component, to be proposed in a distinctive and attractive site development program that promotes compact design, preservation of open space and a variety of transportation options, including enhanced pedestrian access to employment and nearby transportation systems. Other objectives of this Section are to:

1. Promote the public health, safety, and welfare by encouraging diversity of housing opportunities;
2. Provide for a full range of housing choices for households in order to meet the goal of preserving municipal character and diversity;
3. Increase the production of a range of housing units to meet existing and anticipated housing needs;
4. Provide a mechanism by which residential development can contribute directly to increasing the supply and diversity of housing;

ARTICLE 8 - continued

5. Establish requirements, standards, and guidelines, and ensure predictable, fair and cost-effective development review and permitting;
6. Establish development standards to allow context-sensitive design and creative site planning;
7. Enable the Town to receive Zoning Incentive Payments and/or Density Bonus Payments in accordance with G. L. Chapter 40R, 760 CMR 59.06, and additional Chapter 70 aid in accordance with G.L. Chapter 40S arising from the development of housing in the Great Pond Commerce Center Smart Growth Overlay District.

B. DEFINITIONS

For purposes of this Section, the following definitions shall apply. To the extent that there is any conflict between the definitions set forth in this Section B and the Enabling Laws, the terms of the Enabling Laws shall govern.

Affordable Homeownership Unit - an Affordable Housing unit required to be sold to an Eligible Household.

Affordable Housing - housing that is affordable to and occupied by Eligible Households. Affordable Housing units created within the GPCCSGOD meeting the standards set out in 760 CMR. 45.03 shall count on the Subsidized Housing Inventory, subject to the approval of the Massachusetts Department of Housing and Community Development (DHCD).

Affordable Housing Restriction - a deed restriction of Affordable Housing meeting statutory requirements in G.L. c. 184, Section 31 and the requirements of Section E of this Bylaw.

Affordable Rental Unit - an Affordable Housing unit required to be rented to an Eligible Household.

As-of-right Project or Project - means a development of housing under zoning without recourse to a special permit, variance, zoning amendment, or other form of zoning relief. A Project that requires approval pursuant to this Section A shall be considered an as-of-right Project.

Eligible Household - an individual or household whose annual income is less than 80 percent of the area-wide median income as determined by the United States Department of Housing and Urban Development (HUD), adjusted for household size, with income computed using HUD's rules for attribution of income to assets.

Enabling Laws - G.L. Chapter 40R and 760 CMR 59.00.

Mixed Use - Structure in which multifamily use is permitted as of right with allowed commercial uses.

Multifamily Use - Dwelling containing four or more dwelling units.

Open Space - the part or parts of land within the GPCCSGOD that are reserved or restricted for permanent open space. This space shall exclude parking areas and storm water detention areas, but include required setbacks and walkways. The Open Space shall be open and unobstructed to the sky; however; trees, planting, arbors, flagpoles, sculptures, fountains, swimming pools, atriums, outdoor recreational facilities, such items as streetscape elements (lights, planters, benches, etc.), outdoor areas devoted to dining, cafe or similar uses, and decorative surface treatments for sidewalks and other hard surfaces

ARTICLE 8 - continued

(such as pavers, cobblestones or concrete surface treatments designed to resemble pavers or cobblestones). in addition, similar objects shall not be considered obstructions. No more than 50% of the total amount of required Open Space shall be "wetland" as defined by the requirements of G.L. c. 131, Section 40.

Plan Approval - standards and criteria, which a Project in the GPCCSGOD must meet under the procedures established herein and in the Enabling Laws.

Plan Approval Authority - For purposes of reviewing Project applications and issuing decisions on development Projects within the GPCCSGOD, the Plan Approval Authority (PAA), consistent with G.L. Chapter 40R and 760 CMR 59.00, shall serve for a three year term, and shall be composed of one member of the Board of Selectmen, one member of the Planning Board, one member of the Department of Public Works one member of the Board of Health and the Fire Chief or his designee, all appointed by their respective board. The PAA is authorized to approve a site plan to implement a Project.

Recreational Uses - Active recreational uses, including but not limited to ball fields; and passive recreational uses, including but not limited to walking and bicycle paths. Amusements or motorized uses shall not be considered eligible recreational uses.

Townhouse Use - Dwelling containing two or three dwelling units.

Zoning By-law - The Zoning By-law of the Town of Randolph.

C. OVERLAY DISTRICT

1. Establishment. The Great Pond Commerce Center Smart Growth Overlay District, hereinafter referred to as the GPCCSGOD (40R), is an overlay district having a land area of approximately 88.43 acres in size, being Assessor's Map 3, Block O Lots 1, 1.1, 5, 5.1, 3, 8, 9, 2, 4, Map 4, Block G Lots 1.2, 2, 1.1, 1, 2 Block A lots 28, 22, 29, 30.1, 30.2, 30, 30.3, 31, 23, 24 superimposed over the underlying zoning district, as shown on the Zoning Map as set forth on the map entitled "Plan Showing Area to be Zoned as Great Pond Commerce Center Smart Growth Overlay District. The area shall be divided into Zones A and B. This map is hereby made a part of the Zoning By-law and is on file in the Office of the Town Clerk.

2. Underlying Zoning. The GPCCSGOD (40R) is an overlay district superimposed on all underlying zoning districts. Where Plan Approval under the (40R) varies uses or dimensional requirements otherwise set forth in the Zoning By-Law, the terms and conditions of the GPCCSGOD (40R) shall control.

D. APPLICABILITY OF GPCCSGOD

In accordance with the provisions of G.L. Chapter 40R and 760 CMR 59.00, an Applicant for a Project located within the GPCCSGOD may seek Plan Approval in accordance with the requirements of this Section. In such case, then notwithstanding anything to the contrary in this Zoning By-law, such Plan Approval shall not be subject to any other provisions of this Zoning By-law, including limitations upon the issuance of building permits for residential uses related to a rate of development or phased growth limitation or to a local moratorium on the issuance of such permits, or to building permit or dwelling unit limitations, including but not limited to any rate of development limitations provided in the Zoning By-law. When a building permit is issued for any Project approved in accordance with this Section, the provisions of the underlying district(s) shall no longer be applicable to the land shown on the site plan that was submitted pursuant to Section G for such Project.

ARTICLE 8 - continued

E. HOUSING AND HOUSING AFFORDABILITY

1. **Marketing Plan.** Prior to granting Plan Approval for housing within the GPCCSGOD, an Applicant for such approval must submit a narrative document and marketing plan that establishes that the proposed development of housing is appropriate for diverse populations. These documents in combination, to be submitted with an application for Plan Approval pursuant to Section G, below, shall include details about construction related to the provision, within the Project, of units that are accessible to the disabled.

2. **Number of Affordable Housing Units.** Where Affordable Homeownership Units are proposed, not less than twenty percent (20%) of housing units constructed in a Project shall be Affordable Housing. Where Affordable Rental Units are proposed, not less than twenty five percent (25%) of housing units in any building containing rental units shall be Affordable Housing. For purposes of calculating the number of units of Affordable Housing required within a Project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.

3. **Requirements.** Affordable Housing shall comply with the following requirements:

a. For an Affordable Rental Unit, the monthly rent payment, including utilities and parking, shall not exceed 30 percent of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one, unless other affordable program rent limits approved by the DHCD shall apply.

b. For an Affordable Homeownership Unit the monthly housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, insurance, and parking, shall not exceed 30 percent of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one.

c. Affordable Housing required to be offered for rent or sale shall be rented or sold to and occupied only by Eligible Households.

d. The GPCCSGOD shall not include the imposition of restrictions on age upon the entire District, but the development of specific Projects within the GPCCSGOD may be exclusively for the elderly, persons with disabilities, or for assisted living, provided that any such Project shall be in compliance with all applicable federal, state and local fair housing laws and regulations.

4. **Design and Construction.** Units of Affordable Housing shall be finished housing units. Units of Affordable Housing shall be dispersed throughout the development of which they are part and be comparable in initial construction, quality and exterior design to other housing units in the development. The total number of bedrooms in the Affordable Housing shall be proportionate to the total number of bedrooms in all the units in the development of which the Affordable Housing is part.

5. **Affordable Housing Restriction.** Each unit of Affordable Housing shall be subject to an Affordable Housing Restriction which is recorded with the appropriate registry of deeds or district registry of the Land Court and which contains the following:

a. Specification of the term of the affordable housing restriction that shall be the maximum period allowed by law but not less than ninety-nine years;

b. The name and address of an administering agency with a designation of its power to monitor and enforce the affordable housing restriction;

c. A description of the unit of Affordable Housing by address and number of bedrooms;

ARTICLE 8 - continued

- d. Reference to a housing marketing and resident selection plan, to which the Affordable Housing is subject, and which includes an affirmative fair housing marketing program, including public notice and a fair resident selection process. The housing marketing and selection plan may provide for preferences in resident selection to the extent consistent with applicable law for the Affordable Housing Units; the plan shall designate the household size appropriate for a unit with respect to bedroom size and provide that the preference for such Unit shall be given to a household of the appropriate size;
- e. A requirement that residents will be selected at the initial sale or initial rental and upon all subsequent sales and rentals from a list of Eligible Households compiled in accordance with the housing marketing and selection plan;
- f. Reference to the formula pursuant to which rent of a rental unit or the maximum resale price of a homeownership will be set;
- g. Designation of the priority of the Affordable Housing Restriction over other mortgages and restrictions, provided that a first mortgage of a Homeownership Housing Unit to a commercial lender in an amount less than maximum resale price may have priority over the Affordable Housing Restriction if required by then current practice of commercial mortgage lenders.
- h. A requirement that only an Eligible Household may reside in Affordable Housing and that notice of any lease or sublease of any unit of Affordable Housing shall be given to the administering agency;
- i. Provision for effective monitoring and enforcement of the terms and provisions of the affordable housing restriction by the administering agency;
- j. Provision that the restriction on an Affordable Homeownership Unit shall run in favor of the administering agency and The Town of Randolph, in a form approved by municipal counsel, and shall limit initial sale and resale to and occupancy by an Eligible Household;
- k. Provision that the restriction on an Affordable Rental Unit shall run in favor of the administering agency and The Town of Randolph, in a form approved by municipal counsel, and shall limit rental and occupancy to an Eligible Household.
- l. Provision that the owner[s] or manager[s] of Affordable Rental Unit[s] shall file an annual report to the administering agency, in a form specified by that agency certifying compliance with the Affordability provisions of this Bylaw and containing such other information as may be reasonably requested in order to ensure affordability;
- m. A requirement that residents in Affordable Housing provide such information as the administering agency may reasonably request in order to ensure affordability.

6. Administering Agency. An administering agency, which may be the Randolph Housing Authority, or other qualified housing entity, shall be designated by the PAA. In a case where the administering agency cannot adequately carry out its administrative duties, such duties shall devolve to and thereafter be administered by a qualified housing entity designated by the PAA or, in the absence of such timely designation, by an entity designated by the DHCD. In any event, such agency shall ensure the following:

- a. Prices of Affordable Homeownership Units are properly computed; rental amounts of Affordable Rental Units are properly computed;
- b. Income eligibility of households applying for Affordable Housing is properly and reliably determined;

ARTICLE 8 - continued

- c. The housing marketing and resident selection plan conforms to all requirements and is properly administered;
- d. Sales and rentals are made to Eligible Households chosen in accordance with the housing marketing and resident selection plan with appropriate unit size for each household being properly determined and proper preference being given;
- e. Affordable Housing Restrictions meeting the requirements of this section are recorded with the proper registry of deeds;

7. Housing Marketing and Selection Plan. The housing marketing and selection plan may make provision for payment by the Project applicant of reasonable costs to the administering agency to develop, advertise, and maintain the list of Eligible Households and to monitor and enforce compliance with affordability requirements. Such payment shall not exceed one-half (1/2%) percent of the amount of rents of Affordable Rental Units (payable annually) or one (1%) percent of the sale or resale prices of Affordable Homeownership Units (payable upon each such sale or resale), as applicable.

8. Phasing. For housing that is approved and developed in phases, the proportion of Affordable Housing Units shall be consistent across all phases.

9. Computation. Prior to the granting of any Building Permit for the housing component of a Project, the applicant for such building permit must demonstrate, to the satisfaction of the PAA, that the method by which such affordable rents or affordable purchase prices are computed shall be consistent with state or federal guidelines for affordability applicable to The Town of Randolph.

10. No Waiver. Notwithstanding anything to the contrary herein, the Affordability provisions in this Section E shall not be waived.

F. PERMITTED AND PROHIBITED USES

1. Permitted Uses. The following uses are permitted as of right in the GPCCSGOD (40R):

- a. Sub Zone A Commercial uses in accordance with the Table of Allowable Activity
 - b. Sub Zone B Multifamily Residential Use with a density of 30 units per acre; Mixed Use development, as set forth in 760 CMR 59.02. Commercial uses allowed in mixed-use structures are those listed on the Table of Allowable Activity.
- c. All Subzones:
- i. Open space and Recreational Uses.

G. APPLICATION FOR PLAN APPROVAL

1. Pre-application. Prior to the submittal of a site plan, a "Concept Plan" may be submitted to help guide the development of the definitive site plan for Project buildout and individual elements thereof. Such Concept Plan should reflect the following:

- a. Overall building envelope areas;
- b. Open space and natural resource areas;
- c. General site improvements, groupings of buildings, and proposed land uses.

ARTICLE 8 - continued

The Concept Plan is intended to be used as a tool for both the applicant and the PAA to ensure that the proposed Project design will be consistent with the Design Standards and Guidelines and the other requirements of the GPCCSGOD.

2. Application. An application for Plan Approval shall be submitted to the PAA on the form provided by the PAA, along with an application fee of \$3,500.00 to cover administrative costs. An application shall show the proposed buildout of the entire Project, whether the Project will be phased or not.

3. Required Submittals. The application for Plan Approval shall be accompanied by the following plans and documents. All site plans shall be prepared by a certified architect, landscape architect, and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at an appropriate scale of at least one-inch equals forty feet (1"=40'), or at a scale as approved in advance by the PAA, and shall show the following.

- a. The perimeter dimensions of the lot; Assessors Map, lot and block numbers.
- b. All existing and proposed buildings, structures, building setbacks, parking spaces, driveway openings, distance between buildings, plan view exterior measurements of individual buildings, driveways, service areas and open areas.
- c. Internal roads, sidewalks and parking areas (width dimensions of paving and indication of number of parking spaces).
- d. All facilities for sewage, refuse and other waste disposal and for surface water drainage.
- e. Landscaping plan, showing all proposed landscaping features, such as fences, walls, planting areas and walks on the lot and tract, with types, quantities, and sizes of proposed plantings.
- f. Existing major natural features, including streams, wetlands and all trees six inches or larger in caliper (caliper is girth of the tree at approximately waist height).
- g. Scale and North arrow (minimum scale of one inch equals 40 feet).
- h. Total site area in square footage and acres and area to be set aside as public open space, if appropriate.
- i. Percentage of lot coverage (including the percentage of the lot covered by buildings) and percentage of open space, if appropriate.
- j. A marketing plan showing the proposed residential density in terms of dwelling units per acre and types of proposed commercial uses in terms of the respective floor area, and recreation areas, and number of units proposed by type: number of one bedroom units, two-bedroom units, etc., if appropriate.
- k. Location sketch map (indicate surrounding streets and properties and any additional abutting lands owned by the applicant).
- l. Representative elevation sketches of buildings (indicate height of building and construction material of the exterior facade).

ARTICLE 8 - continued

m. Typical unit floor plan for residential uses. (Floor plan should be indicated for each type of unit proposed: either one bedroom, two bedrooms or more.) The area in square feet of each typical unit should be indicated.

n. Developer's (or his representative's) name, address and phone number.

o. Any other information which may include required traffic, school, utilities impact study and in order to adequately evaluate the scope and potential impacts of the proposed project, including a grading plan, parking layout plan, utilities plan, and lighting plan.

All plans and elevations presented with the application shall remain a part of the records of the PAA. The provision of the plan and the application shall be the sole responsibility of the applicant.

H. PROCEDURES

1. Filing. An applicant for Plan Approval shall file the application and all required submittals with the Town Clerk and shall also file forthwith 20 copies of the application and the other required submittals with the PAA including notice of the date of filing with the Town Clerk.

2. Circulation to Other Boards. Upon receipt of the Application, the PAA shall immediately provide a copy of the application materials to the Board of Selectmen, Zoning Board of Appeals, Board of Health, Planning Board, Conservation Commission, Fire Department, Police Department, Building Commissioner, Design Review Board, Department of Public Works and other municipal officers, agencies or boards for comment, and any such board, agency or officer shall provide any written comments within 60 days of its receipt of a copy of the plan and application for approval.

3. The PAA shall hold a public hearing for which notice has been given as provided in Section 11 of G.L. Chapter 40A. The decision of the PAA shall be made, and a written notice of the decision filed with the Town Clerk, within 120 days of the receipt of the application by the Town Clerk. The required time limits for such action may be extended by written agreement between the applicant and the PAA, with a copy of such agreement being filed in the office of the Town Clerk. Failure of the PAA to take action within said 120 days or extended time, if applicable, shall be deemed to be an approval of the application and site plan.

4. Peer Review. In addition to the application fee, the applicant shall be required to pay for reasonable consulting fees to provide peer review of the Plan Approval application. This technical review fee shall be paid at the time of the application. The initial deposit shall be \$15,000.00 and shall be subject to replenishment as needed.

I. PROJECT PHASING

The PAA, as a condition of any Plan Approval, may require a Project to be phased to mitigate any extraordinary adverse Project impacts on nearby properties. For Projects that are approved and developed in phases, the proportion of Affordable Units and the proportion of market rate units shall be consistent across all phases.

ARTICLE 8 - continued

J. DIMENSIONAL AND DENSITY REQUIREMENTS

1. Dimensional Requirements. Notwithstanding anything to the contrary in the Zoning By-law, the dimensional requirements applicable in the GPCCSGOD are as follows. All dimensional requirements shall be computed based upon the project proposed, but in keeping with the entire GPCCSGOD rather than on a Project by Project basis or building by building basis:

Minimum Lot Area:	Not Applicable
Minimum Lot Frontage:*	120 (one hundred twenty) Feet
Maximum Building Height:	See Section 200-16.1
Minimum Street and Lot Line Setback:*	20 (twenty) Feet/10 (ten) Feet
Minimum Open Space:*	10% (ten percent)
Total GPCCSGOD Coverage by Buildings:*	75% (seventy-five percent)
Minimum Setback between Buildings:	15 (fifteen) Feet

* Where noted, requirement shall be computed using the entire GPCCSGOD, not on a subzone or lot basis.

2. Density Requirements. The following density shall be allowed as of right in the GPCCSGOD Residential Sub zones:

30 (thirty) units per acre

K. PARKING REQUIREMENTS

1. General. Notwithstanding anything to the contrary in this Zoning By-law, the parking requirements applicable in the GPCCSGOD are according to the Zoning, however, the PAA may waive where it is deemed beneficial to the Town.

2. Shared Parking. The use of shared parking to fulfill parking demands noted above that occur at different times of day is strongly encouraged. Minimum parking requirements above may be reduced by the PAA if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.

3. Waiver of Parking Requirements. Notwithstanding anything to the contrary herein, any minimum required amount of parking may be reduced upon a demonstration to the reasonable satisfaction of the PAA that the lesser amount of parking will not cause excessive congestion, endanger public safety, or that lesser amount of parking will provide positive environmental or other benefits, taking into consideration:

1. The availability of surplus off street parking in the vicinity of the use being served and/or the proximity of a bus station or major transportation route;
2. The availability of public or commercial parking facilities near the use being served;
3. Shared use of off street parking spaces serving other uses having peak user demands at different times;
4. Age or other occupancy restrictions, which are likely to result in a lower level of auto usage;
5. Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, or loss of pedestrian amenities along public ways; and
6. Such other factors as may be considered by the PAA.

ARTICLE 8 - continued

L. RECHARGE AND STORMWATER MANAGEMENT STANDARDS

1. General. All roof runoff shall be recharged into the ground as specified by the standards set forth below. Stormwater management for the remaining site (non-roof) area shall be designed in accordance with pertinent water quality provisions of the Town of Randolph Conservation Commission Wetland Protection Bylaw capable of removing pollutants from stormwater.

2. Standards.

a. Site design shall incorporate natural drainage patterns and through the use of constructed stormwater wetlands, wet (detention) ponds, water quality swales, sand filters, organic/vegetative filters or similar site appropriate best management practices Department of Public Works Stormwater Recharge Standards for the type of use proposed and the soil types present on the site.

b. Said stormwater management plan shall be developed by a professional engineer registered in the State of Massachusetts, and shall be reviewed and approved by the Department of Public Works who reserves the right to retain a consultant engineer to review said plan, at the applicant(s) expense. Stormwater detention ponds shall be screened with vegetation.

c. All recharge systems shall be maintained in full working order by the owner(s) under the provision of an operations and maintenance plan approved by the Department of Public Works to ensure that the system functions as designed.

d. If requested by the PAA, annual inspections of such mechanisms, certifying that the system is functioning properly, shall be conducted by a registered professional engineer and submitted to the Department of Public Works no later than May 1 of each year, along with an administrative filing fee, as established by the Department of Public Works. The Department of Public Works may modify the inspection schedule based on the results of prior inspections.

e. In areas of the site where the maximum water table is four feet or more below existing topography, provision shall be made to collect and infiltrate a one inch depth of runoff from roof areas. In other areas of the site, no infiltration is required.

f. Direct stormwater discharge, except roof runoff, into dry wells or underground discharge is prohibited on non-residential properties except where first filtered through an approved pre-treatment.

g. Only stormwater (via an approved disposal system) may be discharged to the ground. Stormwater system failure shall be apparent by design.

h. Except for roof runoff systems, infiltration systems greater than three (3) feet deep shall be located at least one hundred (100) feet from drinking water wells.

i. Infiltration systems shall be designed to control hazardous material spills, remove contamination, and to avoid sedimentation of leaching facilities.

ARTICLE 8 - continued

M. DESIGN STANDARDS AND GUIDELINES

1. General. In order to ensure high-quality development within the GPCCSGOD and to ensure design that respects the built and natural character of Randolph, the PAA has adopted the GPCCSGOD. Such design standards and guidelines address the landscaping, lighting, screening, architecture, massing and scale of the Project. These design standards and guidelines are intended to be applied flexibly by the PAA as part of the Plan Approval process to enable the purposes of this District to be realized. All applications for Plan Approval shall comply, except where a specific waiver is granted, with such Design Standards and Guidelines, as specified by the Town of Randolph Design Review Boards Regulations, Rules and Guidelines.

2. Amendment. The PAA may, from time to time, amend with concurrence of the Design Review Board such regulations. No such amendment shall take effect until there is written approval by the DRB.

N. DECISION

1. Waivers. Except where expressly prohibited herein, upon the request of the Applicant the Plan Approval Authority may waive dimensional and other requirements of Section 200-16.2, including the Design Standards and Guidelines in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the GPCCSGOD, or if it finds that such waiver will allow the Project to achieve the density, affordability, mix of uses, and/or physical character allowable under this section.

2. Plan Review. An Application for Plan Approval shall be reviewed for consistency with the purpose and intent of this Section, and such Plan Review shall be construed as an as-of-right review and approval process as required by and in accordance with the Enabling Laws.

3. Plan Approval. Plan Approval shall be granted where the PAA finds that:

- a. The applicant has submitted the required fees and information as set forth herein; and
- b. The Project and site plan meet the requirements and standards set forth this Section 200-16.2, or a waiver has not been granted there from; and
- c. Extraordinary adverse potential impacts of the Project on nearby properties have been adequately mitigated.

4. Plan Disapproval. A site plan may be disapproved only where the PAA finds that:

- a. The applicant has not submitted the required fees and information as set forth herein; or
- b. The Project and site plan do not meet the requirements and standards set forth this Section 200-16.2, or a waiver has not been granted there from; or
- c. It is not possible to adequately mitigate significant adverse Project impacts on nearby properties by means of suitable conditions.

ARTICLE 8 - continued

5. Form of Decision. The PAA shall issue to the applicant a copy of its decision containing the name and address of the owner, identifying the land affected, and the plans that were the subject of the decision, and certifying that a copy of the decision has been filed with the Town Clerk and that all plans referred to in the decision are on file with the PAA. If twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk without an appeal having been filed or if such appeal, having been filed, is dismissed or denied, the Town Clerk shall so certify on a copy of the decision. A copy of the decision shall be provided to the Building Commissioner. A copy of the decision or application bearing such certification shall be recorded in the Norfolk County Registry of Deeds, and indexed in the grantor index under the name of the owner of record or recorded and noted on the owner's certificate of title. The fee for recording or registering shall be paid by the applicant.

O. CHANGE IN PLANS AFTER APPROVAL BY PAA

1. Minor Change. After Plan Approval, an applicant may be apply to make minor changes involving minor utility or building orientation adjustments, or minor adjustments to parking or other site details that do not affect the overall buildout or building envelope of the site, or provision of open space, number of housing units, or housing need or affordability features. Such minor changes must be submitted to the PAA on redlined prints of the approved plan, reflecting the proposed change, and on application forms provided by the PAA. The PAA may authorize such changes at any regularly scheduled meeting, without the need to hold a public hearing. The PAA shall set forth any decision to approve or deny such minor change by motion and written decision, and provide a copy to the applicant for filing with the Town Clerk. A copy of the decision shall be provided to the Building Commissioner.

2. Major Change. Those changes deemed by the PAA to constitute a major change because of the nature of the change in relation to the prior approved plan, or because such change cannot be appropriately characterized as a minor change as described above, shall be processed by the PAA as a new application for Plan Approval pursuant to this Section.

P. Applicable Zoning Laws in Effect for GPCCOD

- 1. Recognition.** Recognizing that the many sections of the Zoning By-laws apply the laws that are applicable to this area are those adopted by Town Meeting and on File with the Town Clerk as revised Through May 22, 2006.

200-1 Authority and Purpose

200-2 Severability

200-3 Word Usage and Definitions

Table of Allowable activity

200-4 Establishment

200-5 Zoning Map

200-6 Designation

200-7 Interlocal Cooperation

Section III Use Regulations

200-8 through 200-16.1

Section IV 200-17 through 200-23 (where conflict exists above By-law applies)

Section VII Administration

200-38, 200-41 through 200-42

Section VIII Special Permits

200-43 through 200-46

Section Signs and Advertising Devices

200-47 through 200-56

Section X Special Regulations

200-57 through 200-83, 200-91 through 200-95

As petitioned for by the Board of Selectmen.

ARTICLE 9

To see if the Town will vote to adopt and approve the recommendations of the Community Preservation Committee for Fiscal Year 2009, and to see if the Town will vote to implement such recommendations by appropriating a sum or sums of money from the Community Preservation Fund established pursuant to General Laws Chapter 44B, and by authorizing the Board of Selectmen, with the approval of the Community Preservation Committee to acquire by purchase, gift, or eminent domain such real property interests in the name of the Town, or enforceable by the Town, including real property interests in the form of permanent affordable housing and historical preservation restrictions that will meet the requirement of General Laws Chapter 184 as may be necessary or proper to carry out the foregoing, or to take any other action related thereto.

As petitioned for by the Board of Selectmen for the Community Preservation Committee.

ARTICLE 9 – continued
FY 2009 Community Preservation Committee Recommendations

		Received	2008 ATM Appropriations	Balance after appropriation
001 CPA General Fund Account				
FY09 local receipts		400,000		
FY09 state match		200,000		
FY08 adjustment		0		
FY07 adjustment		0		
To Community Housing Account 002			-60,000	
To Open Space/Rec. Account 003			-60,000	
To Historic Preservation Account 004			-60,000	
To Administrative Account 005			-10,000	
To CPA reserves			-410,000	
Balance after ATM 2008 appropriations				0
002 Community Housing Account				
FY08 Balance		114,654		
To Community Housing Account 002 from CPA General Fund 001		60,000		
To Community Housing Account Credit for Town Planner - FY 08		75,000		
To BOS for Community Preservation Planner (Town Planner)			-75,000	
Balance after ATM 2008 appropriations				174,654
003 Open Space and Recreation Account				
FY08 Balance		160,254		
To Open Space and Rec. account 003 from CPA General Fund 001		60,000		
Balance after ATM 2008 appropriations				220,254

ARTICLE 9 - continued		Received	2008 ATM Appropriations	Balance after appropriation
004 Historic Preservation Account				
FY08 Balance		1,454		
To Historic Preservation account 004 from CPA General Fund 001		60,000		
To Stetson Hall Trustees c/o Building Committee for Stetson Hall Renovation (Borrowing).			-61,454	
Balance after ATM 2008 appropriations				0
005 Administrative Account				
FY08 Balance		0		
To CPA administrative account 005 from CPA General Fund 001		10,000		
To CPA Committee for expenses			-10,000	
Balance after ATM 2008 appropriations				0
006 CPA Reserve Account				
FY08 Balance		22,750		
FY09 from CPA General Fund 001		410,000		
To Stetson Hall Trustees c/o Building Committee for Stetson Hall Renovation (Borrowing).			-432,750	
Balance after ATM 2008 appropriations				0

ARTICLE 10

To see if the Town will vote to accept, adopt and establish as the bylaws of the Town of Randolph, the 2008 recodification and restatement thereof in the form on file with the Town Clerk, which bylaws are to supersede and replace all prior statements of such bylaws, or take any other action in relation thereto.

As petitioned for by the Board of Selectmen for the Town Clerk/Register.

ARTICLE 11

To see if the town will vote to appropriate any proceeds from insurance payments in excess of \$20,000 recovered under the terms of fire or physical damage insurance policies, for the Board of Selectmen to use for the restoration, repair, or replacement of such damaged property, or to transfer such sum for any other use, pursuant to G. L. ch. 44, s. 53 or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 12

To see what sums the town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute, for the operation of the following Enterprise Funds of the Town of Randolph for Fiscal Year 2009:

Randolph Water Facilities Enterprise Fund as voted by Article 30 of the 2007 ATM

Randolph Sewer Facilities Enterprise Fund as voted by Article 30 of the 2007 ATM or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 13

To see what sums the town will vote to appropriate for the purposes of capital expenditures in Fiscal Year 2009 for the following Enterprise Funds established under the jurisdiction of the Town of Randolph:

Randolph Water Facilities Enterprise Fund as voted by Article 30 of the 2007 ATM

Randolph Sewer Facilities Enterprise Fund as voted by Article 30 of the 2007 ATM or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 14

To see if the Town will vote to exempt from Personal Property Taxes those accounts with an assessed value of \$1,000 or less in accordance with Mass. General Laws Chapter 59, Section 5, clause 54 below:

Fifty-four. Personal property, if less than an amount established by the city or town, but not in excess of \$10,000 of value. This clause shall take effect upon its acceptance by a city or town, which shall establish a minimum value of personal property subject to taxation and may modify the minimum value by vote of its legislative body.

As petitioned for by the Board of Selectmen for John J. FitzGibbons, Collector/Treasurer.

ARTICLE 15

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute \$365.00 (equivalent to \$1.00 per day) to fund the expenses of the Randolph Recycling Committee for FY 2009.

Said money may be used for recycling-related community outreach, publicity, postage and events as well as, from time to time, the costs of attending seminars and workshops conducted by the Massachusetts Department of Environmental Protection (DEP) or other not-for-profit entities serving recycling/environmental concerns. Funds may also be used for expenses of providing, at the request of other Randolph Town departments or officials, information or assistance with recycling or related matters.

As petitioned for by Judith Gangel and others.

ARTICLE 16

To see if the Town will vote to ratify various actions of the Personnel Board, thereby amending the Code of the Town of Randolph, Personnel Chapter 39, or take any other action related thereto.

As petitioned for by the Board of Selectmen for the Personnel Board.

ARTICLE 17

(Home Rule Petition: Department of Public Works)

To see if the Town will vote to present to the General Court the Home Rule Petition set forth below and to authorize the General Court with the approval of the Board of Selectmen to make constructive changes in perfecting the language of this proposed legislation in order to secure passage; and to take any other action as may be relative thereto.

HOME RULE PETITION SPECIAL ACT

An act exempting certain positions in the Town of Randolph from the provisions of the civil service law.

SECTION 1. Notwithstanding the provisions of any general or special law to the contrary, all positions within the Department of Public Works in the Town of Randolph shall be exempt from the provisions of chapter thirty-one of the General Laws.

SECTION 2. The provisions of section one shall not impair the civil service status of any person holding a position subject to the provisions of chapter thirty-one of the General Laws on the effective date of this act.

SECTION 3. This act shall take effect upon its passage.

As petitioned for by the Board of Selectmen for the Board of Public Works.

ARTICLE 18

To see if the Town will vote to amend the Town By-Laws by adding the following:

"In addition to that which appears in the Town of Randolph Annual Report, there shall also annually be made available on the Town's website as well as paper copies for public inspection at the offices of the Town Treasurer, Clerk, Board of Selectmen and Personnel Director the total annual payroll earnings, by name, of every employee of the Town, whether full or part time, regardless of the amount earned. Further, if any employee of the Town receives additional compensation from the Town as an independent contractor, that amount shall also be shown as a separate line item by named payee."

As petitioned for by Judith Gangel and others.

ARTICLE 19

To see what sums the town will raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute to fund the operations of the various boards, offices, departments, commissions and agencies of the Town of Randolph for FY09 or to take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 19 - continued

13-May-08	Town of Randolph					
	Budget					
				2009		
				Fin Com		2009
		Final 2007	Final 2008	Approved		Submitted
Account						
	SELECTMEN					
122	Selectmen					
	Salaries	\$165,344	\$133,771	\$172,136		\$201,270
	Expense	\$11,850	\$24,390	\$12,050		\$12,550
	Elected officials stipend	\$5	\$5	\$5		\$5
		\$177,199	\$158,166	\$184,191		\$213,825
123	Affirmative action					
	Expense	\$500	\$500	\$0		\$500
185	Fair housing	\$380	\$380	\$380		\$380
135	Accountant					
	Salaries	\$144,848	\$135,732	\$130,426		\$108,226
	Expenses	\$15,470	\$3,985	\$3,985		\$3,985
		\$160,318	\$139,717	\$134,411		\$112,211
122	Unclassified					
	Prop insurance	\$508,375	\$543,375	\$543,375		\$560,000
	Workers comp insurance	\$687,697	\$250,000	\$400,000		\$275,000
	Unemployment	\$175,021	\$192,166	\$150,000		\$150,000
	Group insurance	\$37,522	\$27,500	\$27,500		\$27,500
	Town report	\$5,525	\$5,750	\$6,000		\$6,000
	Street lights	\$314,000	\$310,000	\$325,000		\$325,000
	Medical coverage	\$0	\$0	\$0		\$0
	Car use	\$11,000	\$11,000	\$11,000		\$11,000
	Holiday observance	\$4,750	\$4,750	\$4,750		\$4,750
	Pre employment physicals	\$8,000	\$8,000	\$23,625		\$7,000
	Town meeting	\$5,600	\$5,600	\$5,800		\$5,800
	F I C A	\$464,685	\$450,000	\$450,000		\$500,000
	Municipal audit	\$40,000	\$87,000	\$60,000		\$60,000
	Medicaid billing	\$75,000	\$70,000	\$40,000		\$40,000
	Ambulance billing	\$52,373	\$65,000	\$55,000		\$55,000
	Insurance deductible	\$9,000	\$9,000	\$9,000		\$9,000
		\$2,398,548	\$2,039,141	\$2,111,050		\$2,036,050
	Health insurance					
	Employees	\$4,361,700	\$4,890,000	\$5,156,760		\$5,156,760
	Retired teachers	\$2,157,959	\$2,357,698	\$2,483,829		\$2,667,411
	Other retirees	\$675,000	\$706,000	\$775,000		\$775,000
		\$7,194,659	\$7,953,698	\$8,415,589		\$8,599,171
176	Z B A					
	Expenses	\$2,500	\$0	\$0		\$0
171	Conservation committee					
	Expenses	\$500	\$500	\$500		\$500
691	Historical commission					
	Expenses	\$400	\$400	\$450		\$450
178	Design review board					
	Expenses	\$1,600	\$1,600	\$1,600		\$1,600

				Final 2007	Final 2008	Fin Com Approved	2009 Submitted
				Page 2			
151	<i>Town Counsel</i>						
	Retainer			\$33,420	\$33,420	\$33,420	\$33,420
	Cost & claims			\$110,000	\$110,000	\$110,000	\$150,000
	Mediation, arbitration			\$72,000	\$72,000	\$72,000	\$100,000
				\$215,420	\$215,420	\$215,420	\$283,420
122	<i>Town office</i>						
	Expenses			\$277,450	\$260,000	\$285,000	\$308,500
291	<i>Emergency management</i>						
	Expenses			\$900	\$900	\$900	\$900
215	<i>Aux police</i>						
	Expenses			\$5,841	\$5,841	\$5,841	\$5,841
292	<i>Dog officer</i>						
	Salaries			\$58,499	\$48,412	\$48,412	\$61,791
	Expenses (kennel)			\$14,000	\$14,000	\$14,000	\$14,000
	Leash law expense			\$6,100	\$6,000	\$6,000	\$7,500
	Supplies			\$3,600	\$3,600	\$3,600	\$5,000
				\$82,199	\$72,012	\$72,012	\$88,291
610	<i>Library</i>						
	Salaries			\$359,738	\$489,661	\$489,661	\$502,624
	Expenses			\$110,641	\$178,706	\$178,706	\$178,869
	Old Colony Network			\$32,988	\$0	\$0	\$0
				\$503,367	\$668,367	\$668,367	\$681,493
241	<i>Building commissioner</i>						
	Salaries			\$172,205	\$180,372	\$185,012	\$185,012
	Expenses			\$1,948	\$1,948	\$1,950	\$1,950
				\$174,153	\$182,320	\$186,962	\$186,962

ARTICLE 19 - continued

		Final 2007	Final 2008	Fin Com Approved	2009 Submitted
		Page 3			
242	Plumbing and Gas inspector				
	Salaries	\$17,158	\$17,158	\$17,158	\$17,158
	Expenses	\$200	\$200	\$200	\$200
		\$17,358	\$17,358	\$17,358	\$17,358
245	Wire inspector				
	Salaries	\$58,847	\$58,847	\$59,620	\$59,620
	Expenses	\$351	\$351	\$351	\$351
		\$59,198	\$59,198	\$59,971	\$59,971
244	Sealer				
	Salaries	\$12,000	\$12,000	\$12,000	\$12,400
	Expenses	\$941	\$941	\$941	\$941
		\$12,941	\$12,941	\$12,941	\$13,341
293	Animal inspector				
	Salaries	\$5,000	\$5,000	\$5,000	\$5,000
	Expenses	\$7,000	\$7,500	\$7,500	\$8,500
		\$12,000	\$12,500	\$12,500	\$13,500
550	Handicap Commission				
	Expenses	\$400	\$400	\$400	\$400
210	Police				
	Salaries	\$4,252,748	\$4,280,462	\$4,759,306	\$4,780,742
	Expenses	\$381,615	\$419,101	\$456,501	\$431,101
		\$4,634,363	\$4,699,563	\$5,215,807	\$5,211,843
152	Personnel				
	Salaries	\$50,816	\$50,876	\$53,351	\$60,164
	Expenses	\$555	\$555	\$1,864	\$4,364
		\$51,371	\$51,431	\$55,215	\$64,528
182	Business and industrial				
	Expenses	\$875	\$875	\$875	\$875
542	Youth				
	Salaries	\$124,114	\$22,000	\$0	\$0
	Expenses	\$3,400	\$0		
		\$127,514	\$22,000	\$0	\$0

ARTICLE 19 - continued

		Final 2007	Final 2008	Fin Com Approved	2009 Submitted
		Page 4			
543	Veterans				
	Salaries	\$50,601	\$38,485	\$25,426	\$71,738
	Expenses	\$1,500	\$1,500	\$1,500	\$1,500
	Benefits	\$40,000	\$60,000	\$60,000	\$60,000
	Care of graves	\$1,800	\$1,500	\$1,500	\$1,500
		\$93,901	\$101,485	\$88,426	\$134,738
541	Elderly				
	Salaries	\$85,059	\$85,059	\$94,559	\$100,777
	Expenses	\$14,630	\$14,630	\$14,630	\$17,200
		\$99,689	\$99,689	\$109,189	\$117,977
	Elderly van driver (2)				
	Salaries	\$9,500	\$9,500	\$0	\$10,000
			\$0	\$0	
		\$9,500	\$9,500	\$0	\$10,000
630	Recreation				
	Salaries	\$168,553	\$197,349	\$187,349	\$125,000
	Expenses	\$137,287	\$145,750	\$145,750	\$155,000
		\$305,840	\$343,099	\$333,099	\$280,000
220	Fire				
	Salaries	\$3,444,405	\$3,462,207	\$3,724,406	\$3,770,119
	Expenses	\$259,950	\$259,950	\$303,000	\$303,100
	Vehicle	\$0			
	Emergency medical equipment	\$31,000	\$46,012	\$22,000	\$22,000
	Turnout gear	\$19,250	\$0	\$21,250	\$21,150
	Exhaust sysytem		\$23,000	\$23,235	\$23,235
	Digital voice recorder	\$13,551	\$0		
		\$3,768,156	\$3,791,169	\$4,093,891	\$4,139,604
	SUB TOTAL - SELECTMEN	\$20,389,040	\$20,920,170	\$22,282,345	\$22,584,229
	MODERATOR				
114	Elected official stipend	\$1	\$1	\$1	\$1
	FinCom				
133	Reserve Fund	\$125,000	\$140,000	\$140,000	\$140,000
133	Expenses	\$2,750	\$2,750	\$2,750	\$2,750
	SUB TOTAL - MODERATOR	\$127,751	\$142,751	\$142,751	\$142,751
	ASSESSORS				
141	Assessors				
	Salaries	\$253,260	\$220,760	\$220,760	\$224,254
	Expenses	\$20,250	\$20,250	\$20,250	\$22,450
	Elected official stipend	\$3	\$3	\$3	\$3
		\$273,513	\$241,013	\$241,013	\$246,707
600	Assessor re-val expense	\$52,500	\$70,000	\$60,000	\$60,000
	SUB TOTAL - ASSESSORS	\$326,013	\$311,013	\$301,013	\$306,707

[illegible]

		Final 2007	Final 2008	Fin Com Approved	2009 Submitted
		Page 6			
	DEPT PUBLIC WORKS				
460	<i>Public Works</i>				
	Salaries	\$1,703,082	\$1,786,906	\$1,117,213	\$1,109,666
	Expenses	\$235,800	\$320,800	\$392,000	\$192,000
	Snow and Ice	\$150,000	\$150,000	\$150,000	\$350,000
	Accepted streets	\$50,000	\$0		\$150,000
	Lining and striping	\$20,000	\$0		\$30,000
	Drainage maint	\$15,000	\$0		\$20,000
		\$2,173,882	\$2,257,706	\$1,659,213	\$1,851,666
000	<i>M W R A</i>	\$4,530,000	\$4,597,168	\$0	\$0
000	<i>Joint water account</i>	\$584,000			
	Joint account		\$490,000	\$0	\$0
	Tri board account		\$95,000	\$0	\$0
	DEP assessment		\$9,000	\$0	\$0
	Flushing		\$10,000	\$0	\$0
	Testing		\$10,000	\$0	\$0
	Paint storage tanks				
		\$584,000	\$614,000	\$0	\$0
	SUB TOTAL- PUBLIC WORKS	\$7,287,882	\$7,468,874	\$1,659,213	\$1,851,666
	SCHOOLS				
300	<i>Blue Hills Regional</i>	\$3,278,552	\$3,514,781	\$3,783,674	\$3,833,165
300	<i>Randolph Public School Override</i>	\$29,168,978	\$29,669,378	\$35,150,116	\$35,150,116
	SUB TOTAL- SCHOOLS	\$32,447,530	\$33,184,159	\$38,933,790	\$38,983,281
	OTHER				
Various	<i>Non union raises</i>	\$0	\$0	\$27,526	\$0
911	<i>Retirement costs</i>				
	Norfolk County costs	\$2,377,429	\$2,384,756	\$2,623,867	\$2,585,367
	Local pensions	\$34,308	\$35,337	\$0	\$36,000
	Medical coverage		\$0	\$0	\$0
	State costs	\$2,500	\$2,500	\$2,750	\$2,500
		\$2,414,237	\$2,422,593	\$2,626,617	\$2,623,867
	<i>Debt service</i>	\$2,928,395	\$3,407,678	\$2,152,879	\$2,172,879
	SUB TOTAL- OTHER	\$5,342,632	\$5,830,271	\$4,779,496	\$4,796,746
	GRAND TOTAL - OPERATING EXP	\$89,054,790	\$70,829,117	\$71,053,659	\$71,837,359

ARTICLE 20

To see what revolving accounts the town may vote to authorize or reauthorize pursuant to chapter 44, section 53E ½ of the General Laws of the Commonwealth for Fiscal Year 2009.

Revolver	Spending Authority	Revenue Source	Expenditures	Limit Dollar
Senior Transportation	Director of Elder Affairs	Fees and Donations	Operation of a van for senior transportation and other transportation services	\$10,000
Zapustas Arena	Board of Recreation	Fees from operation of Zapustas Arena except for ice rental fees	Part-time salaries, retail expenses, and general maintenance of the arena	\$60,000
Recycling	Board of Health	Sales of Bins, sales of stickers, white goods stickers, landfill stickers, recycling revenue and recycling fees and grants	Activities to promote town-wide recycling and the salary of a part time recycling coordinator	\$50,000
Immunizations	Board of Health	Fees generated, revenue or reimbursements generated by the immunization program	Purchase vaccines and any and all immunization related expenses	\$6,000
Appeals	Board of Appeals	Filing fees	Part-time salaries, advertising and administrative expenses	\$25,000
Special Permits Notification Acct.	Board of Selectmen	Reimbursement of legal advertising and postage fees	Costs of legal advertising, postage for notice to abutters and any other notification expense for Special Permits	\$5,000
Stetson Hall operations	Stetson Hall Trustees	Operational cost of Stetson Hall	Part time salaries and maintenance and operating costs of Stetson Hall	\$50,000

ARTICLE 21

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute, a sum of money to fund a salary increase for those full-time employees not covered by collective bargaining agreements with the Town, and further to amend the Code of the Town of Randolph, Personnel, Chapter 39-8, as may be appropriate to reflect such salary, or take any other actions respect thereto.

As petitioned for by the Board of Selectmen for the Personnel Board

ARTICLE 22

To see if the Town will fund an equitable salary increase for elected Department Heads.

As petitioned for by the Board of Selectmen for the Town Clerk.

ARTICLE 23

To see if the Town will vote to raise and appropriate, borrow pursuant to any applicable statute, or transfer from available funds, the sum of Five Thousand Dollars (\$5,000) to fund the Fire Administrative Detail Account, the amount to be used when firefighters are assigned to work on private details to be paid for by private contractors, or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 24

To see if the Town will vote to raise and appropriate, borrow pursuant to any applicable statute or transfer from any available funds the sum of Sixty Thousand Dollars (\$60,000) to refund to the Police Administrative Paid Detail Account the amount used by the town for police hiring, or to take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 25

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute, a sum of money \$400.00 as a 3% cost of living raise for the Inspector of Weights and Measures.

As petitioned for by Pauline Sullivan and others.

ARTICLE 26

To see if the Town will vote to accept Article __ of the 2008 Annual Town Meeting, and authorize an account for demolition of condemned buildings. The Board of Health shall be authorized to use this account for demolition expenses needed for condemned property that is not being demolished or renovated by the owner/s despite orders. This account may not exceed eleven thousand dollars and Zero Cents (\$11,000) annually.

As petitioned for by Priscilla E. MacDougall and others.

ARTICLE 27

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute, the sum of \$125,524, to hire and fund two (2) additional police officers.

As petitioned for by the Board of Selectmen for the Police Chief.

ARTICLE 28

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute, a sum of money to be added to one or more Stabilization Funds.

As petitioned for by the Board of Selectmen.

ARTICLE 29

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to fund the cost items for FY09 in a contract between the Town of Randolph (represented by the Board of Selectmen) and the Randolph Traffic Supervisors Association, in accordance with Chapter 150E of the General Laws, amend the Classification and Compensation Plan, or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 30

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to fund the cost items for FY09 in a contract between the Town of Randolph (represented by the Board of Selectmen) and the Randolph Service Employees' (clerical) Union (represented by Service Employees International Union, Local #888/SEIU), in accordance with Chapter 150E of the General Laws, amend the Classification and Compensation Plan, or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 31

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to fund the cost items for FY09 in a contract between the Town of Randolph (represented by the Board of Selectmen) and the Randolph Police Patrolmen's Union (represented by the New England Police Benevolent Association, Inc., Local #18, N.E.P.B.A.), in accordance with Chapter 150E of the General Laws, amend the Classification and Compensation Plan, or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 32

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to fund the cost items for FY09 in a contract between the Town of Randolph (represented by the Board of Selectmen) and the Randolph Police Superior Officers Union (represented by the New England Police Benevolent Association, Local #34, N.E.P.B.A.), in accordance with Chapter 150E of the General Laws, amend the Classification and Compensation Plan, or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 33

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money to fund the cost items for FY09 in a contract between the Town of Randolph (represented by the Board of Selectmen) and the Randolph Fire Department Employees (represented by the International Association of Fire Fighters, Local #1268, I.A.F.F.), in accordance with Chapter 150E of the General Laws, amend the Classification and Compensation Plan, or take any other action related thereto.

As petitioned for by the Board of Selectmen.

ARTICLE 34

To see if the Town will vote to establish a Study Committee to explore and determine the need for and feasibility of implementing a Pay As You Throw ("PAYT") trash removal program to begin on July 1, 2009. Said Committee shall consist of nine (9) members to include one member of the Board of Selectmen, the Director of Public Works, the Director of Public Health, the Chairperson of the Finance Committee or his/her designee, the Recycling Coordinator and three additional members, none of whom shall hold elective or appointive office in the Town of Randolph (Town Meeting Members excepted) and who shall be appointed by the Town Moderator. Said Committee shall publish its findings and recommendations in writing to the 2009 Annual Town Meeting and copies of such findings and recommendations shall be made available to the general public.

As petitioned for by Priscilla E. MacDougall and others.

ARTICLE 35

To see if the Town will vote to amend the By Laws by adding the following:

The owner or lessee (according to responsibility as outlined in any current lease) of any property in the town of Randolph where trash hauling occurs but not by the Town of Randolph under its municipal hauling contract shall be required to document in writing for the Town, not less than semi-annually, its compliance with the Massachusetts Waste Ban regulations, as defined under Massachusetts 310 CMR 19.017. Such reporting shall begin with the period from the effective date of this By-Law through December 31, 2008 and continue for each 6 month period thereafter.

Signed copies of said documentation shall be provided by the hauler no later than 30 (thirty) days after the conclusion of each reporting period and shall be in the manner and format specified by Massachusetts Department of Environmental Protection.

Copies shall be filed with the Randolph Recycling Committee, c/o Randolph Town Hall, 41 S. Main St., and the Randolph Board of Health, 1 Turner Lane, and shall include the name of the private hauler and specify the relevant tonnages of solid waste and recyclables (as defined under the above CMR) collected during the prior six months. It shall also document the names and addresses of the facilities to which such collections were hauled and the tonnages deposited there.

Violations of this By-Law may be enforced separately or jointly by the Randolph Recycling Committee and the Randolph Board of Health but in any event shall be reported to the Massachusetts D.E.P. for possible further action and shall disallow temporarily the issuance by the Town of any permit from the Building Department or granting of any Zoning request by the Town until arrangements for compliance are established and verified.

In instances of non-compliance, notification of such by the BOH shall be in writing sent to the address of the subject property and shall employ the same format and means as regularly used to notify violators, and shall be deemed legal notification.

ARTICLE 35 – continued

A public hearing may be granted by the Board of Health upon written request from the violator to the BOH within ten days of being notified of the violation. Any hearing shall be held within 30 days of the request being received and, with sufficient cause as determined by the hearing officials, which shall be a majority of the members of the Board of Health and the Chair of the Recycling Committee, a maximum of 30 (thirty) days delay of compliance may be granted from the date of their decision being rendered.

This By-Law shall automatically update from time to time so that it will continue to accept the definitions of solid waste, recyclables and banned items as specified in Mass 310CMR 19.017.

As petitioned for by Judith Gangel and others.

ARTICLE 36

To see if the Town will accept Article ____ of the 2008 Annual Town Meeting and the provisions of Section 53F ½ in General Laws, Chapter 44, that authorizes the establishment of certain Enterprise Funds, and authorize the establishment of the Solid Waste Recycling Enterprise Fund in accordance with Section 53F ½ for the Board of Health, to be effective fiscal year 2010.

As petitioned for by Mark Kittredge and others.

ARTICLE 37

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money for the following purpose(s):

“For remodeling, reconstruction or making extraordinary repairs to town-owned buildings and equipment” “For purchase and installation of departmental equipment.”

And to meet that appropriation, the Town Treasurer, with the approval of the Board of Selectmen, is authorized to borrow under any applicable statute a sum of money and issue bonds and notes of the Town thereto: that expenditures authorized hereunder are to be spent under the supervision and with the approval of a committee to be hereafter constituted of three members being the Chairman of the Board of Selectmen or his/her designee, the Superintendent of Schools or his/her designee, and the Chairman of the Finance Committee or his/her designee, and that all reimbursement of funds will be applied to the reduction of the outstanding debt, or take any other action related thereto.

As petitioned for by the Board of Selectmen at the request of the Finance Committee.

ARTICLE 38

To see if the Town will vote to borrow and appropriate \$550,000.00* to be used to pay for the replacement/repair of the Young School roof to be spent under the supervision and with the approval of the Committee established by vote of the Town pursuant to Article 29 of the 2005 Annual Town Meeting consisting of three members being the Chairman of the Board of Selectmen or his/her designee, the Superintendent of Schools or his/her designee, and the Chairman of the Finance Committee or his/her designee.

As petitioned for by Larry B. Azer and others.

**Finance Committee approved borrowing an amount up to \$745,000 depending on bid results.*

ARTICLE 39

To see if the Town will vote to borrow and appropriate \$600,000.00 to be used to pay for the replacement of school boilers. To include the funds for the construction, design, bidding, construction management and all other work normally associated with a boiler replacement project and to be spent under the supervision and with the approval of the Committee established by vote of the Town pursuant to Article 29 of the 2005 Annual Town Meeting consisting of three members being the Chairman of the Board of Selectmen or his/her designee, the Superintendent of Schools or his/her designee, and the Chairman of the Finance Committee or his/her designee.

As petitioned for by Larry B. Azer and others.

ARTICLE 40

To see if the Town will vote to borrow and appropriate \$49,500.00 to be used to pay for the replacement of a pick-up truck and sander for the Randolph Public Schools to be spent under the supervision and with the approval of the Committee established by vote of the Town pursuant to Article 29 of the 2005 Annual Town Meeting consisting of three members being the Chairman of the Board of Selectmen or his/her designee, the Superintendent of Schools or his/her designee, and the Chairman of the Finance Committee or his/her designee.

As petitioned for by Larry B. Azer and others.

ARTICLE 41

To see if the Town will vote to borrow and appropriate \$460,500.00 to be used to pay for the replacement and purchase of technology for the Randolph Public Schools to be spent under the supervision and with the approval of the Committee established by vote of the Town pursuant to Article 29 of the 2005 Annual Town Meeting consisting of three members being the Chairman of the Board of Selectmen or his/her designee, the Superintendent of Schools or his/her designee, and the Chairman of the Finance Committee or his/her designee.

As petitioned for by Larry B. Azer and others.

ARTICLE 42

To see if the Town will vote to borrow and appropriate \$125,000.00 to be used to pay for the replacement/repair of the Donovan School pumping station to be spent under the supervision and with the approval of the Committee established by vote of the Town pursuant to Article 29 of the 2005 Annual Town Meeting consisting of three members being the Chairman of the Board of Selectmen or his/her designee, the Superintendent of Schools or his/her designee, and the Chairman of the Finance Committee or his/her designee.

As petitioned for by Larry B. Azer and others.

ARTICLE 43

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to be expended by the Board of Public Works for the upgrade and repair of sewer pumping stations.

As petitioned for by the Board of Public Works.

ARTICLE 44

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute the sum of \$2,225,000 to be expended by the Board of Public Works for the installation of new radio read water meters throughout the Town

As petitioned for by the Board of Public Works.

ARTICLE 45

To see if the Town will vote to appropriate \$6,000,000 for the planning and construction of water main installation, replacement, cleaning, and lining; to determine whether this appropriation shall be raised by borrowing from the Mass Water Pollution Abatement Trust or otherwise; and to take any action relative thereto.

As petitioned for by the Board of Public Works.

ARTICLE 46

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to be expended by the Board of Public Works to replace one high lift finished water pump at the water treatment plant. This amount represents Randolph's share of this project (50%).

As petitioned for by the Board of Public Works.

ARTICLE 47

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute the sum of \$170,000 to be expended by the Board of Public Works for the purchase of the following equipment:

- 1--- 1 ton dump with plow
- 2--- pickup trucks with plows
- 2--- cab and chassis

Old units to be sold, traded, or otherwise disposed of.

As petitioned for by the Board of Public Works.

ARTICLE 48

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute the sum of \$110,000 to be expended by the Board of Public Works for the purchase of the following equipment:

- 1--- 4 wheel drive articulated sidewalk tractor with snow blower and sander attachments

Old unit to be sold, traded, or otherwise disposed of.

As petitioned for by the Board of Public Works.

ARTICLE 49

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow in accordance with any applicable statute, the sum of Twenty-One Thousand One Hundred Fifty Dollars (\$21,150.00) for the Fire Chief to expend to purchase replacement turnout gear for eleven members of the Fire Department.

As petitioned for by Charles D. Foley, Jr. and others.

ARTICLE 50

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow in accordance with any applicable statute, the sum of Fifty-Three Thousand Six Hundred Fifty Dollars (\$53,650.00), for the Fire Chief to expend with the approval of the Board of Selectmen, to purchase and equip a new shift commander's vehicle for the Fire Department, and to authorize the trade-in, sale, or other disposition of the existing 1999 unit.

As petitioned for by Charles D. Foley, Jr. and others.

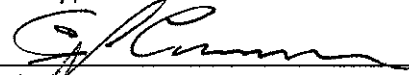
ARTICLE 51

To see if the town will raise and appropriate, transfer from available funds, or borrow under any applicable statute, the sum of Five Hundred Ninety-Five Thousand Dollars (\$595,000.00), for the Fire Chief to expend with the approval of the Board of Selectmen, to purchase and equip a new Rescue Pumper for the Fire Department, and to authorize the trade-in, sale, or other disposition of Engine 2.

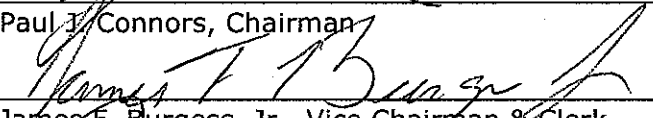
As petitioned for by Charles D. Foley, Jr. and others.

* * * * *

Hereof, fail not, and make return of this warrant, with your doings thereon, to the Town Clerk on or before the day and hour appointed for holding said meeting. Given under our hands this 5th day of May, 2008.



Paul J. Connors, Chairman



James F. Burgess, Jr., Vice Chairman & Clerk



William Alexopoulos



Maureen C. Kenney



Paul K. Fernandes

BOARD OF SELECTMEN

A true copy attest:



Constable